



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar Tree

415 West Michigan Street
Stuttgart, AR 72160

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
Arkansas, LLC - Lic. # PB00085157

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,320 SF Dollar Tree Located at 415 West Michigan Street in Stuttgart, AR. This Opportunity Includes Over 4 Years Remaining on a High-Quality Tenant With a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,049,887
CAP	8.00%
NOI	\$83,991
PRICE PER SF	\$126.18
GUARANTOR	Dollar Tree

PROPERTY SUMMARY

ADDRESS	415 West Michigan Street Stuttgart, AR 72160
COUNTY	Arkansas
BUILDING AREA	8,320 SF
LAND AREA	0.68 SF
BUILT	2013



HIGHLIGHTS

- Strong Corporate Guarantee From Dollar Tree
- The Store Was Built in 2014 as a Prototype Family Dollar That Was Converted to a Dollar Tree in August 2015
- Located on W Michigan St (Hwy 79) Between N Spring St and N Lowe St and Enjoys Access Points From All Three Roads
- Stuttgart is Just 1 Hour to Little Rock, 40 Minutes to Pine Bluff and Almost 2 Hours to Memphis, Tennessee
- Stuttgart is Known For Holding the World Championship Duck Calling Contest Each November; The Contest Started in 1936 and the Winner is Often Catapulted Into a Promising Career in the Outdoor Industry
- Major Employers in the Area Are: Lennox Industries (Air Conditioning Factory), Stratton Seed (Marketer of Soybeans), Producers Rice Mill and Riceland Foods Inc Corporate Office, and the Rice Mill and Grocery Store; Riceland is the World's Largest Millers and Marketers of Rice
- Flanked By the Bayou Meto State Game Area (34,000 Acres) With Opportunities For Fishing, Hunting and Camping; The White River National Wildlife Refuge (161,000 Acres) is Home to Several Migrating Ducks and Geese, as Well as Bald Eagles, Black Bears and Woodpeckers
- Nearby Tenants Include: Dollar General, Shell, USPS, Economy Inn Express, Days Inn, Quality Inn, Valero, BancorpSouth and Ace Hardware



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

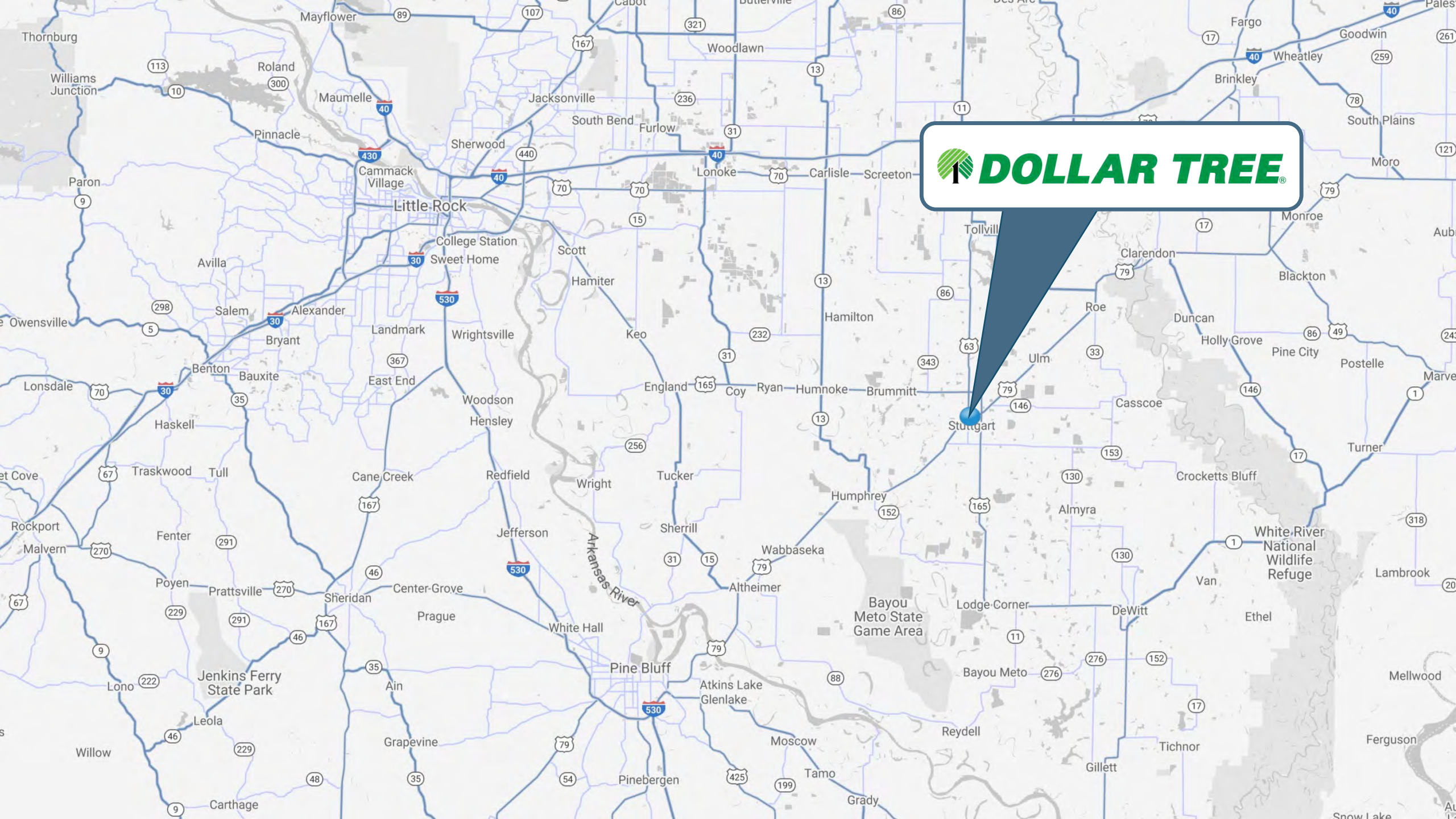
TENANT	Dollar Tree
PREMISES	A Building of Approximately 8,320 SF
LEASE COMMENCEMENT	October 11, 2013
LEASE EXPIRATION	June 30, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	NN+
PERMITTED USE	Discount / Dollar Store
PROPERTY TAXES	Tenant Reimburses Landlord
INSURANCE	Tenant Reimburses Landlord
COMMON AREA	Tenant & Landlord Share Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

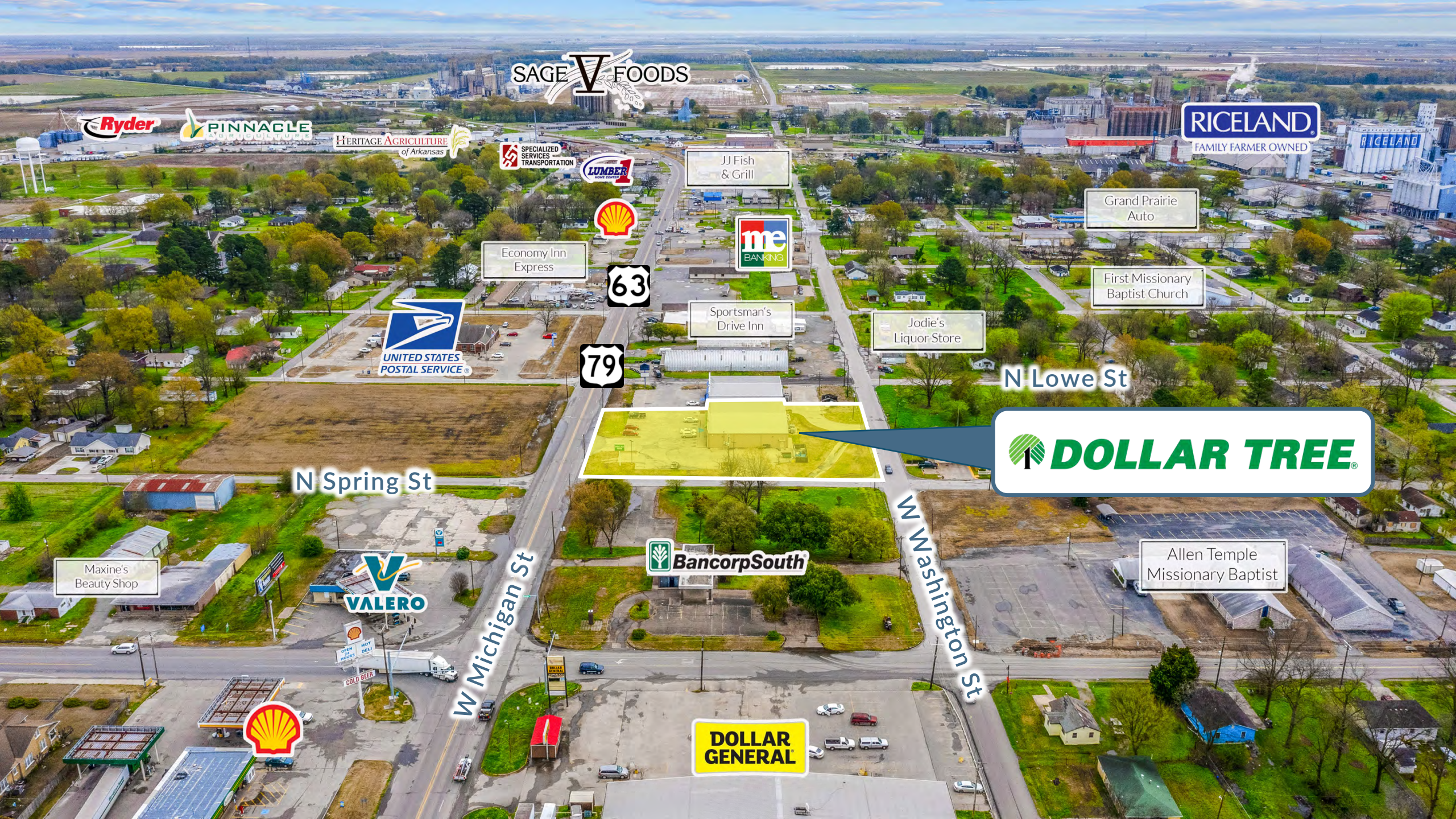
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,320 SF	\$83,991	\$10.10
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ACTUAL PROPERTY IMAGES





Ryder

PINNACLE

HERITAGE AGRICULTURE
of Arkansas

SPECIALIZED
SERVICES
TRANSPORTATION

LUMBER
HOME CENTER



Economy Inn
Express

63

me
BANKING

Sportsman's
Drive Inn

79

UNITED STATES
POSTAL SERVICE

N Lowe St

DOLLAR TREE

N Spring St

BancorpSouth

DOLLAR
GENERAL

W Washington St

W Michigan St

RICELAND
FAMILY FARMER OWNED

Grand Prairie
Auto

First Missionary
Baptist Church

Jodie's
Liquor Store

Allen Temple
Missionary Baptist

Maxine's
Beauty Shop

VALERO



RICELAND
FAMILY FARMER OWNED

Grand Prairie
Auto

First Missionary
Baptist Church

Jodie's
Liquor Store

Sportsman's
Drive Inn

Allen Temple
Missionary Baptist



W Michigan St

N Lowe St

N Spring St

W Washington St



**DOLLAR
GENERAL**

 **DOLLAR TREE®**



Maxine's
Beauty Shop



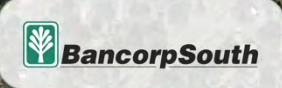


W Michigan St



N Buerkle St

N Park Ave



STUTT GART | A R K A N S A S C O U N T Y | A R

Stuttgart is the county seat of the northern district of Arkansas County in the state of Arkansas. It is located on U.S. Route 165, approximately 45 miles southeast of Little Rock; and on U.S. Route 79 approximately 110 miles west of Memphis, Tennessee. Stuttgart is also on the Union Pacific Railroad between Memphis, Tennessee, and Pine Bluff, Arkansas. As of the 2018 estimate census, the city had a population of 8,773 residents.

Stuttgart is home to many companies. The city is home to Mack's Prairie Wings, known around the world as the premier waterfowl sports outfitter, through their store and online presence. During the third week in November, Stuttgart holds the World Championship Duck Calling Contest that brings in people of all ages from around the world to show off their talent using a duck call. The city is home to the Riceland Foods, a farmer-owned agricultural marketing cooperative and world's largest miller and marketer of rice, headquarters are in Stuttgart. Producers Rice Mill, another farmer-owned agricultural marketing cooperative that is also among the largest millers and marketers of rice is also headquartered in Stuttgart. The city is home to the Lennox Industries, which is an air conditioner factory. Stuttgart is home to Stratton Seed, a large marketer of soybeans, and soybean seed. Stuttgart is also home to Layne Arkansas, a business that installs water pumping wells to irrigate farms, and also installs city water systems.

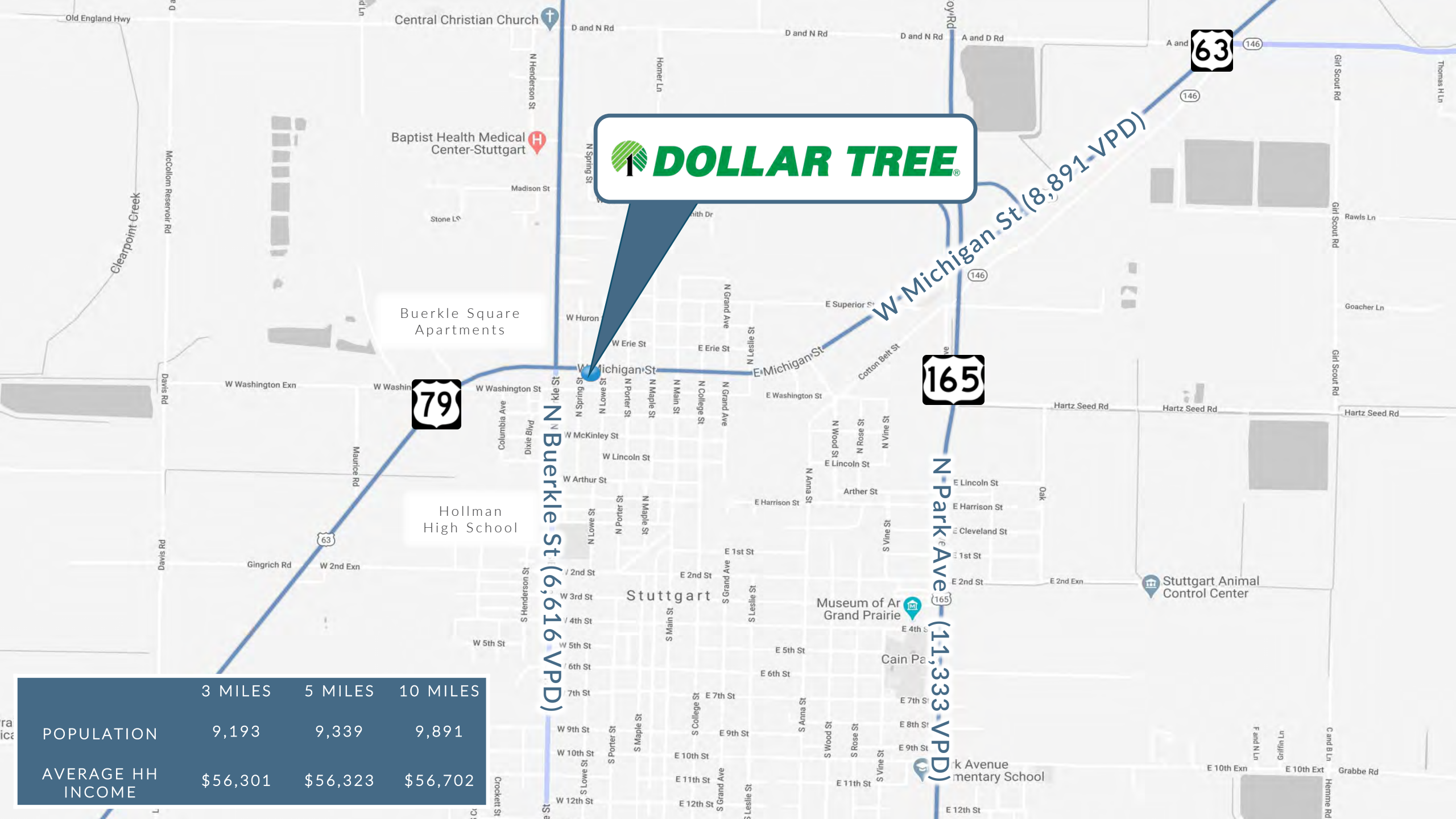
Stuttgart is home to the Museum of the Arkansas Grand Prairie which has displays celebrating the history of Stuttgart, and the surrounding Grand Prairie area. There is also an annual Arts Festival held in the Grand Prairie Center on the campus of Phillips County Community College in Stuttgart. There is an annual Wings Over The Prairie Festival every November, from Wednesday through Saturday, during Thanksgiving week. The festival features the World's Championship Duck Calling Contest, carnival rides, craft tents, and a Queen Mallard Pageant, all celebrating duck hunting which is Stuttgart's biggest tourist attraction.



RICELAND



WORLD'S CHAMPIONSHIP DUCK CALLING



**DOLLAR TREE**

	3 MILES	5 MILES	10 MILES
POPULATION	9,193	9,339	9,891
AVERAGE HH INCOME	\$56,301	\$56,323	\$56,702

DOLLAR TREE

TENANT PROFILE

Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,288 stores throughout the 48 contiguous U.S. state and five provinces in Canada as of February 1, 2020. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1986



OF LOCATIONS
15,288+



HEADQUARTERS
Chesapeake, VA



WEBSITE
dollartree.com
familydollar.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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